

ORDINANCE NO. 2022-12

AN ORDINANCE AMENDING CHAPTER 154: ZONING REGULATIONS PURSUANT TO SECTION 154.375 et seq.

WHEREAS, IC 36-1-3-2 confers upon all local units the powers that they need for the effective operation of government as to local affairs; and

WHEREAS, The Town Council of the Town of Kouts, Porter County, Indiana, has been petitioned by Singh Petroleum Corporation the Owner of certain real estate known as Lot B in Kouts generally located at the Northeast corner of State Road 8 and State Road 49 known as Main Street to reclassify the real estate from an R-1 to a C-3 Zoning Classification;

WHEREAS, The Town of Kouts Plan Commission, after a Public Hearing on Petitioner's rezoning request recommended to the Kouts Town Council that Petitioner's request for rezoning be granted and has certified said recommendation to the Council pursuant to Indiana Code Section 36-7-4-605, as required by Indiana Code Section 16-7-4-608(b) so as to provide that the subject real estate be designated C3 Highway Commercial District, subject to certain written commitments;

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Kouts, Porter County, Indiana that the recommendation of The Plan Commission shall be hereby adopted and that the Zoning Map be amended that the following real estate shall be given the zoning designation of C-3 Subject to the attached Written Commitments marked for identification purposes as Exhibit A and made a part here of:

LEGAL DESCRIPTION:

THE SOUTH 60.00 FEET AS PER PERPENDICULAR MEASUREMENT OF THE FOLLOWING DESCRIBED PARCEL OF LAND, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 5 WEST OF THE 2ND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 8, 165 NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 100 FEET; THENCE EAST 165 FEET; THENCE SOUTH 100 FEET; THENCE WEST TO THE POINT OF BEGINNING.

COMMONLY DESCRIBED: As being the sixty-five foot deep parcel north of the existing gas station at the North East corner of State Road 8 and State Road 49 known as Main Street.

NOW THEREFORE, BE IT FURTHER ORDAINED, that the Town's Zoning Map shall be amended accordingly and the amended map shall be filed with the Porter County Recorder.

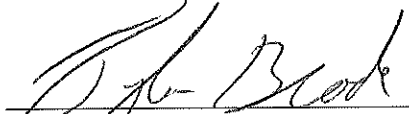
NOW, THEREFORE, BE IT FURTHER ORDAINED, that any and all such Ordinances or parts of Ordinances of the Town of Kouts that are in conflict with the provisions

of this Ordinance are hereby repealed and of no further force or effect.

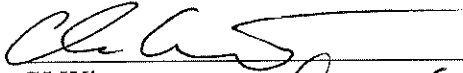
NOW, THEREFORE, BE IT FURTHER ORDAINED, that this Ordinance shall be in full force and effect after its passage and posting in accordance with IC 36-5-2-10.

PASSED AND ADOPTED by the Town Council for the Town of Kouts, Porter County, Indiana this 12 day of December, 2022.

COUNCIL MEMBERS OF THE TOWN OF KOUTS,
PORTER COUNTY, INDIANA



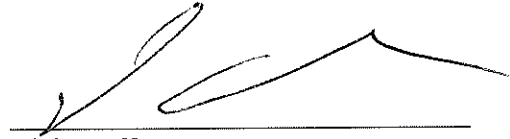
Tyler Brock, President



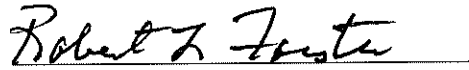
CJ Wittmer



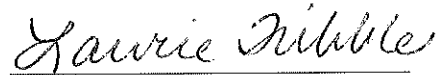
Harold Sayler



Blake Jefferson



Robert Forster



ATTEST:
Laurie Tribble, Clerk Treasurer